



*Development Services
Department*

INTRODUCTION

City Council Meeting

*Urban Core Specific Plan
5-Year Review and Update*

April 14, 2015



Development Services Department



Third Avenue



*Chula Vista
Urban Core*



Typical Paseo



Background

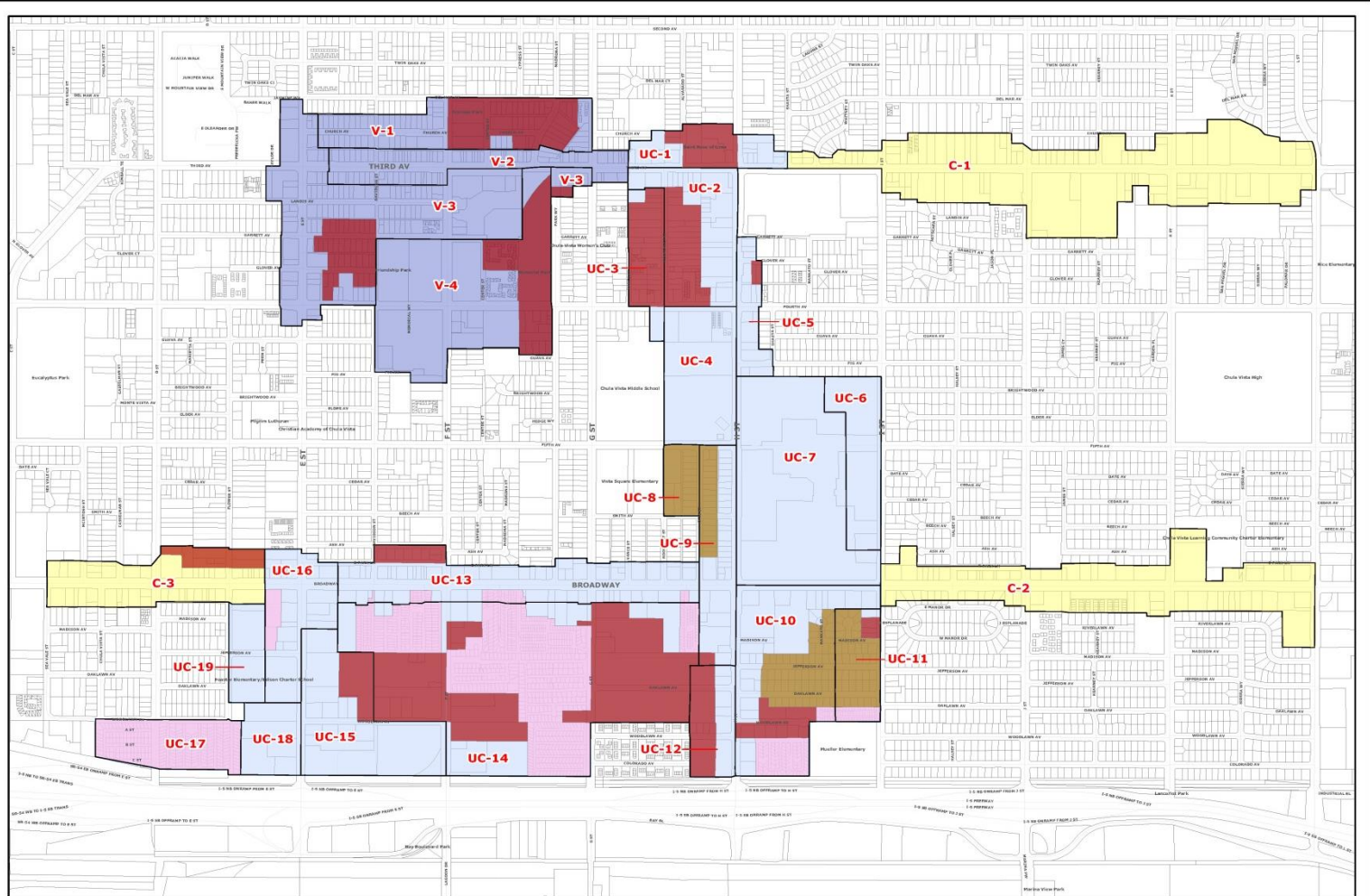
- UCSP adopted by City Council in April 2007
- 2012 was the fifth year of implementing the UCSP
- 2013 Five-year review initiated
 - Rezone areas
 - Minimal development activity
 - Identified development issues
 - Text revisions to reflect changes since 2007



- Rezone of apartment residential (R-3) and a few commercial zones
- Remove minimum floor area ratio (FAR)
- Remove lot coverage
- Revise the Land Use Matrix
- Allow some commercial/office in Village 1 subdistrict
- UCSP consistency with Bikeway Master Plan
- Text edits
- Update UCSP area map to include the existing zones



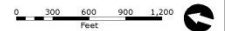
EXISTING UCSP

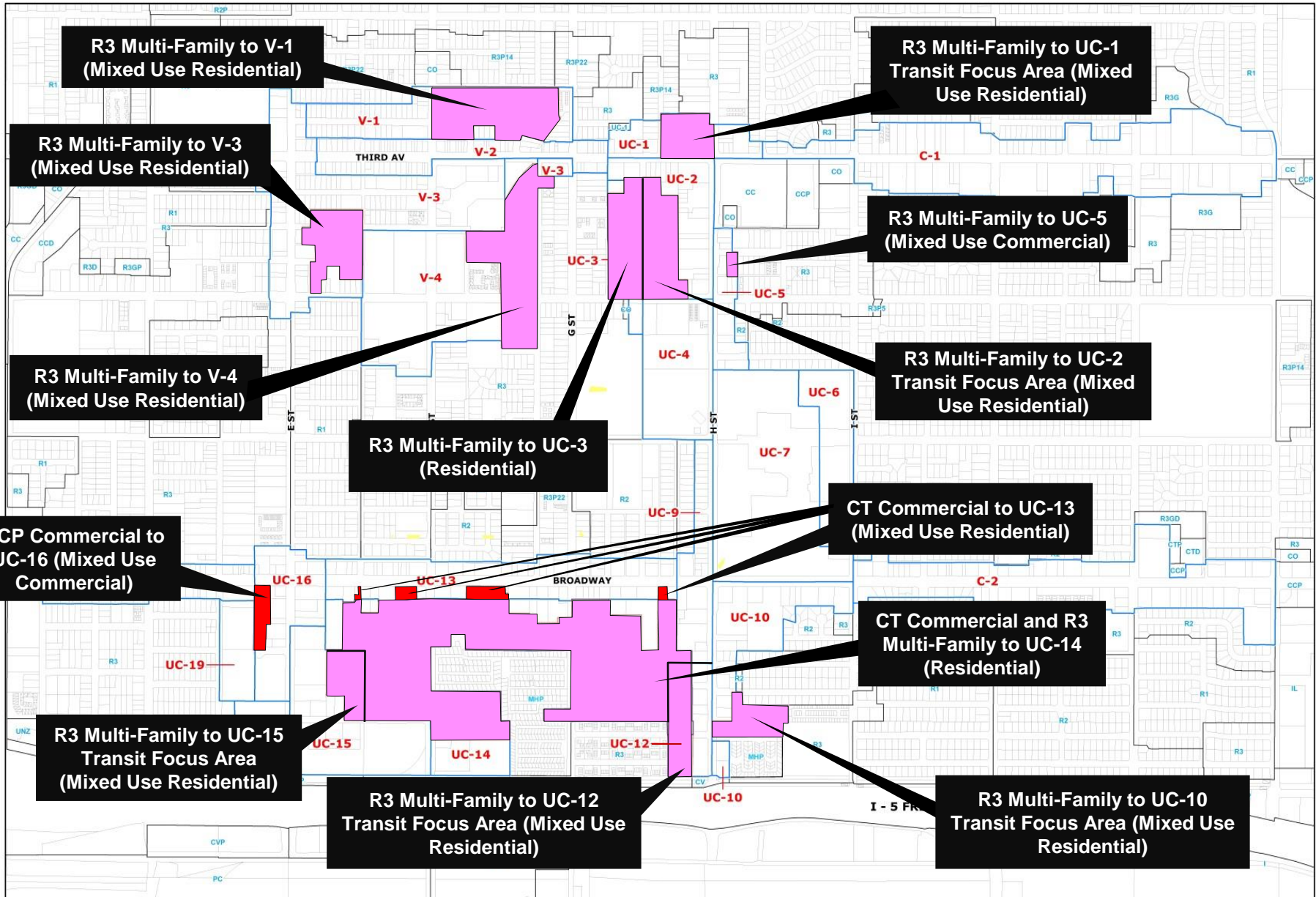


Chula Vista Urban Core Specific Plan Subdistricts

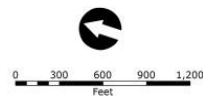
Legend

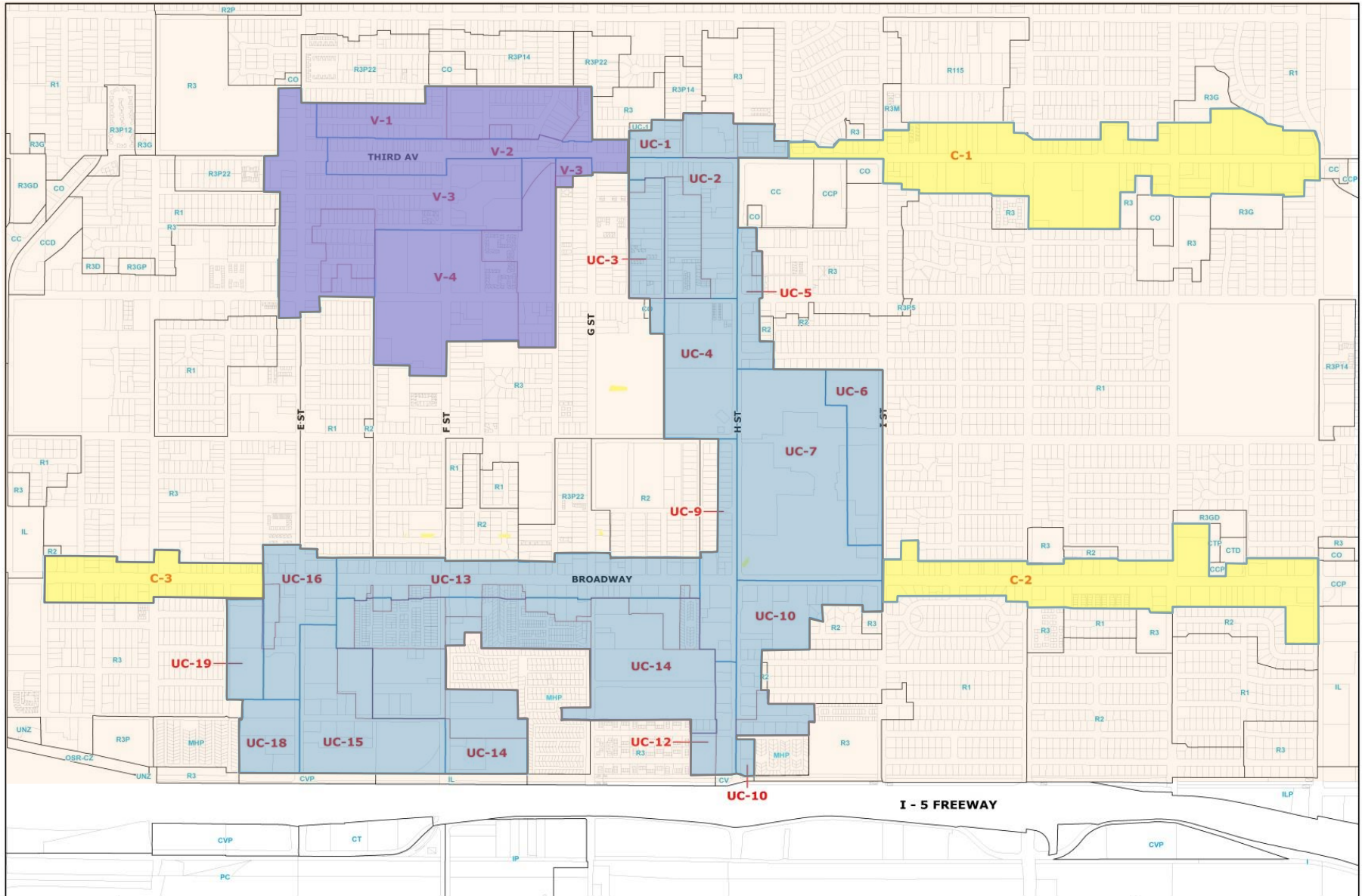
-  Subdistrict
-  UC-# Subdistrict Name
-  V - Village District
-  UC - Urban Core District
-  C - Corridors District
-  Mobile Home Parks and Trailer Parks - Zoning Deferred
-  R-3 Areas - Not Rezoned
-  R-1 and R-2 Areas - Not Rezoned





Chula Vista Urban Core Rezones



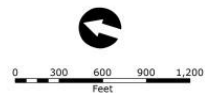


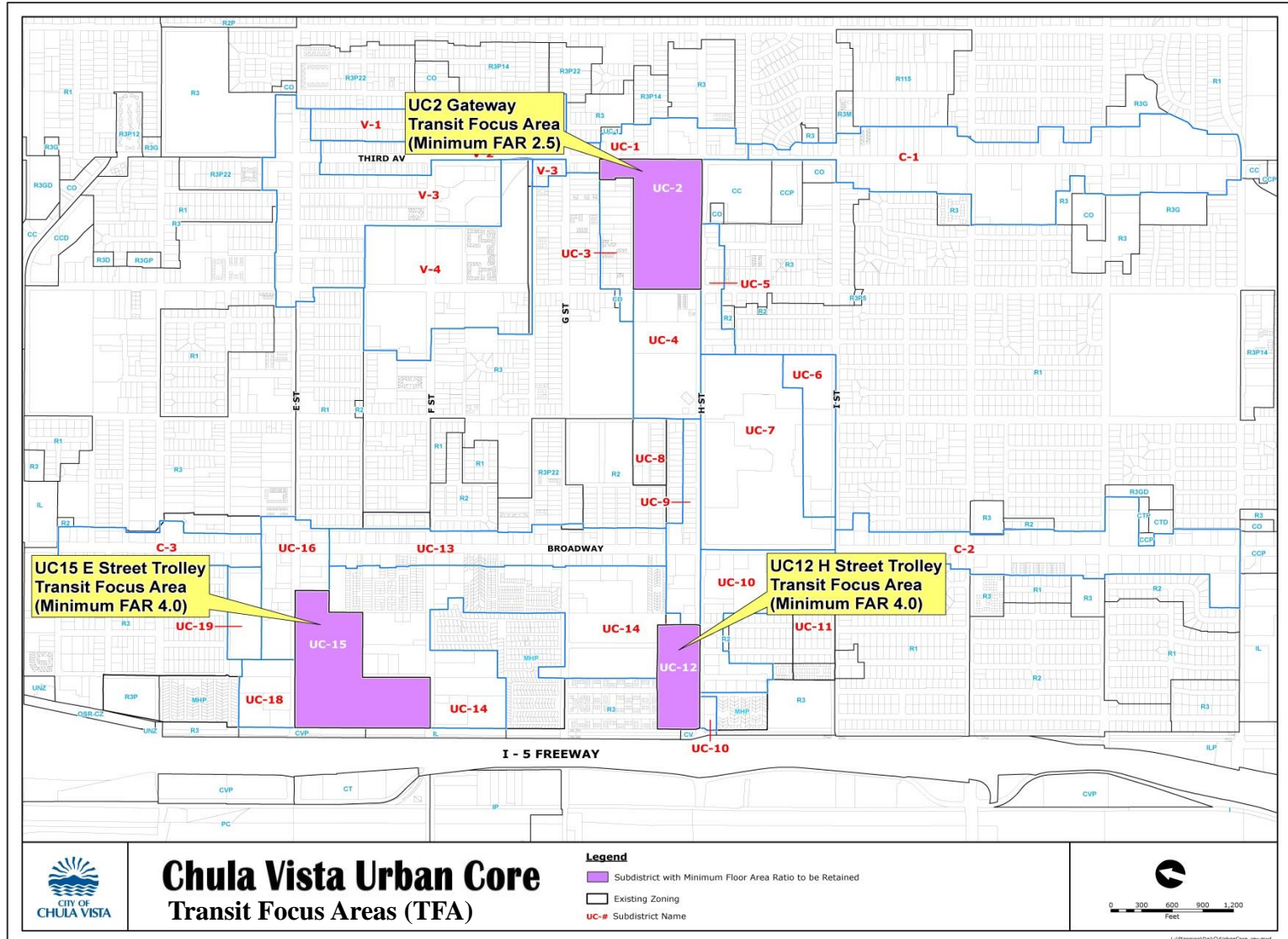
Chula Vista Urban Core

Legend

- Village District
- Urban Core District

- Corridor District
- Existing Zones: R1, R2, R3, MHP, CO, CC, CT

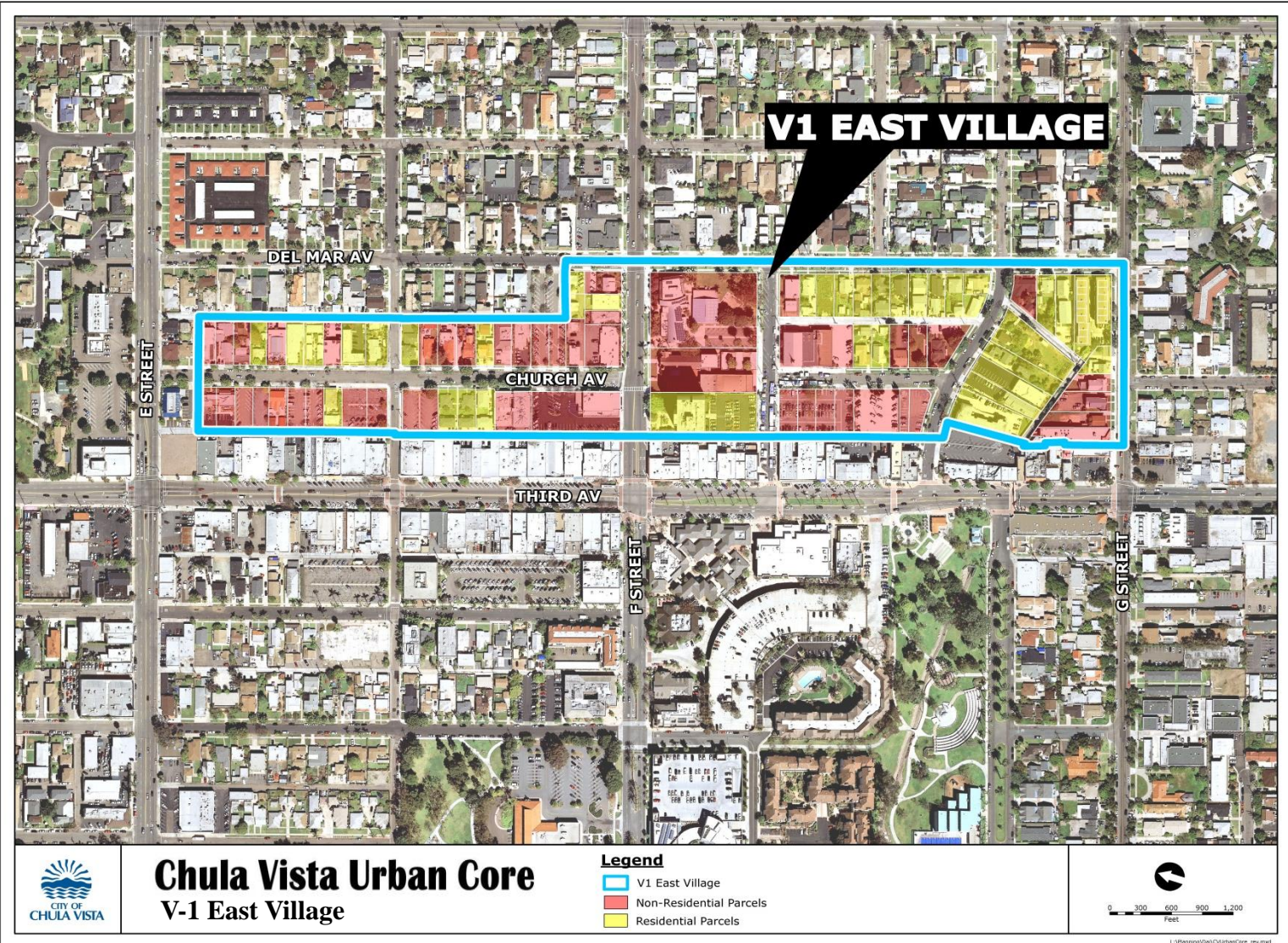






Lot Coverage

- Lot coverage not an effective development tool
- Other existing standards that facilitate development
- Palomar Gateway specific plan and Eastern Urban Center plan do not include lot coverage as a development standard
- Remove Lot Coverage development standard



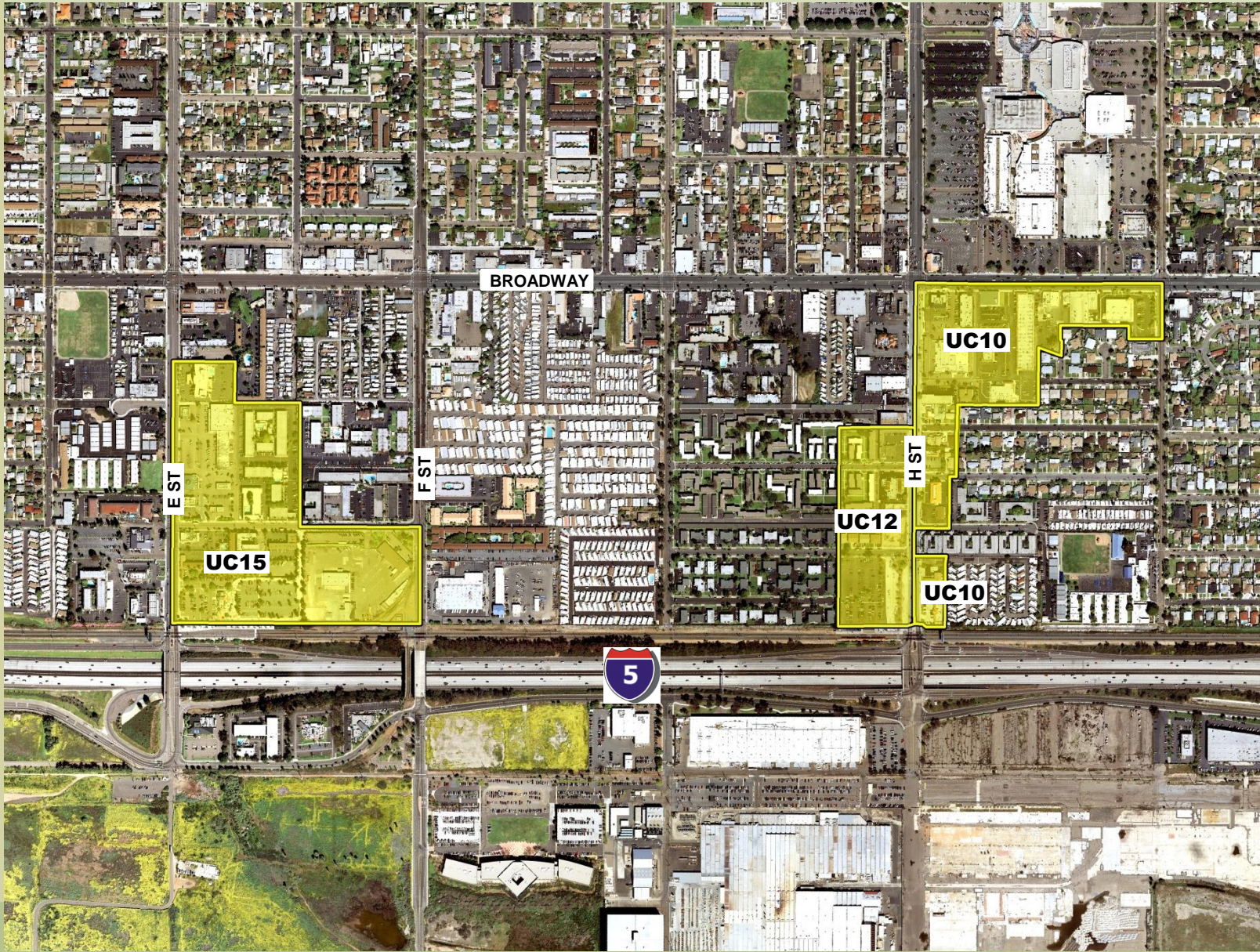


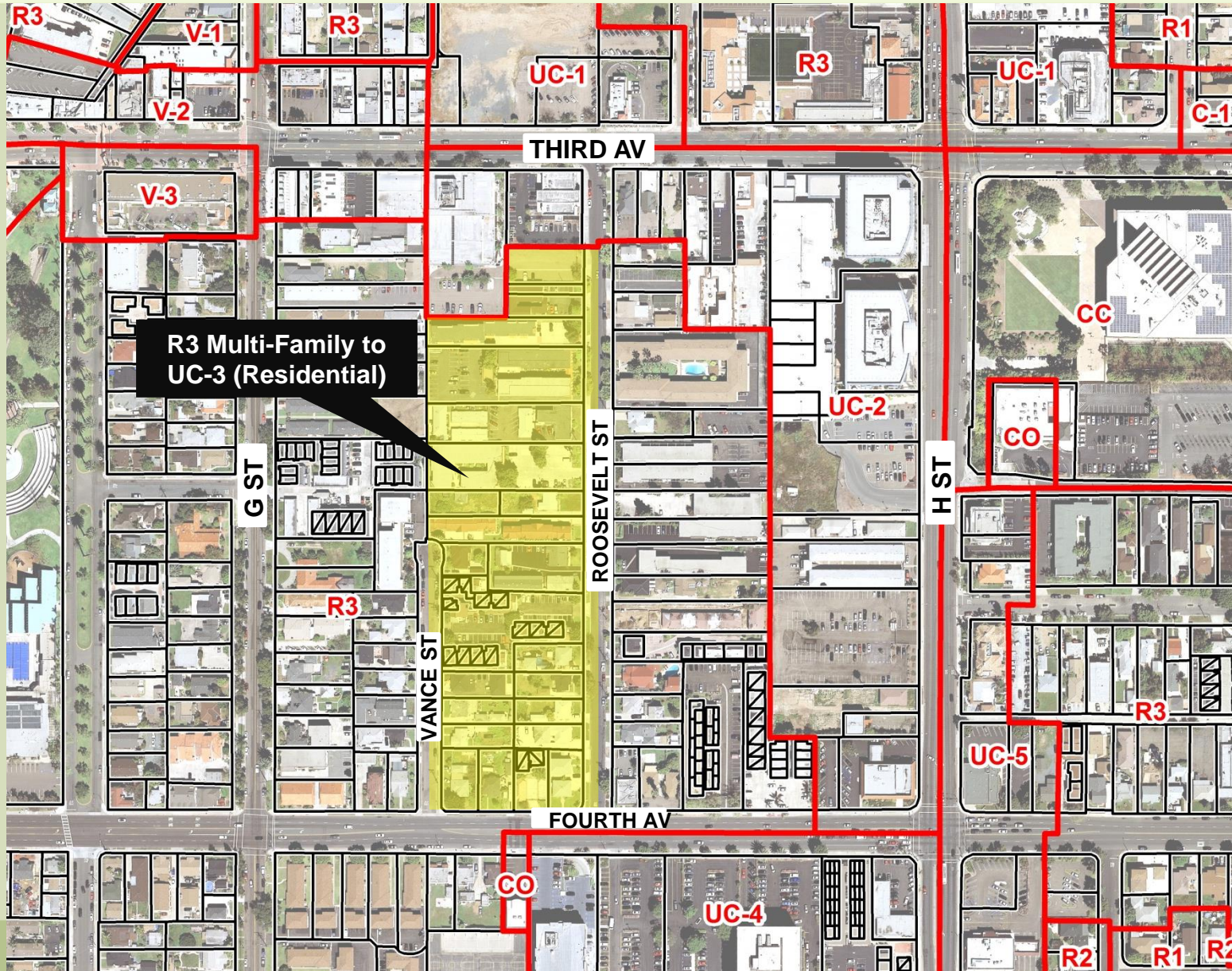
Other Updates

- Third Avenue Streetscape
- Reference the City's Bikeway Master Plan
- Text revisions/clarifications reflecting other changes



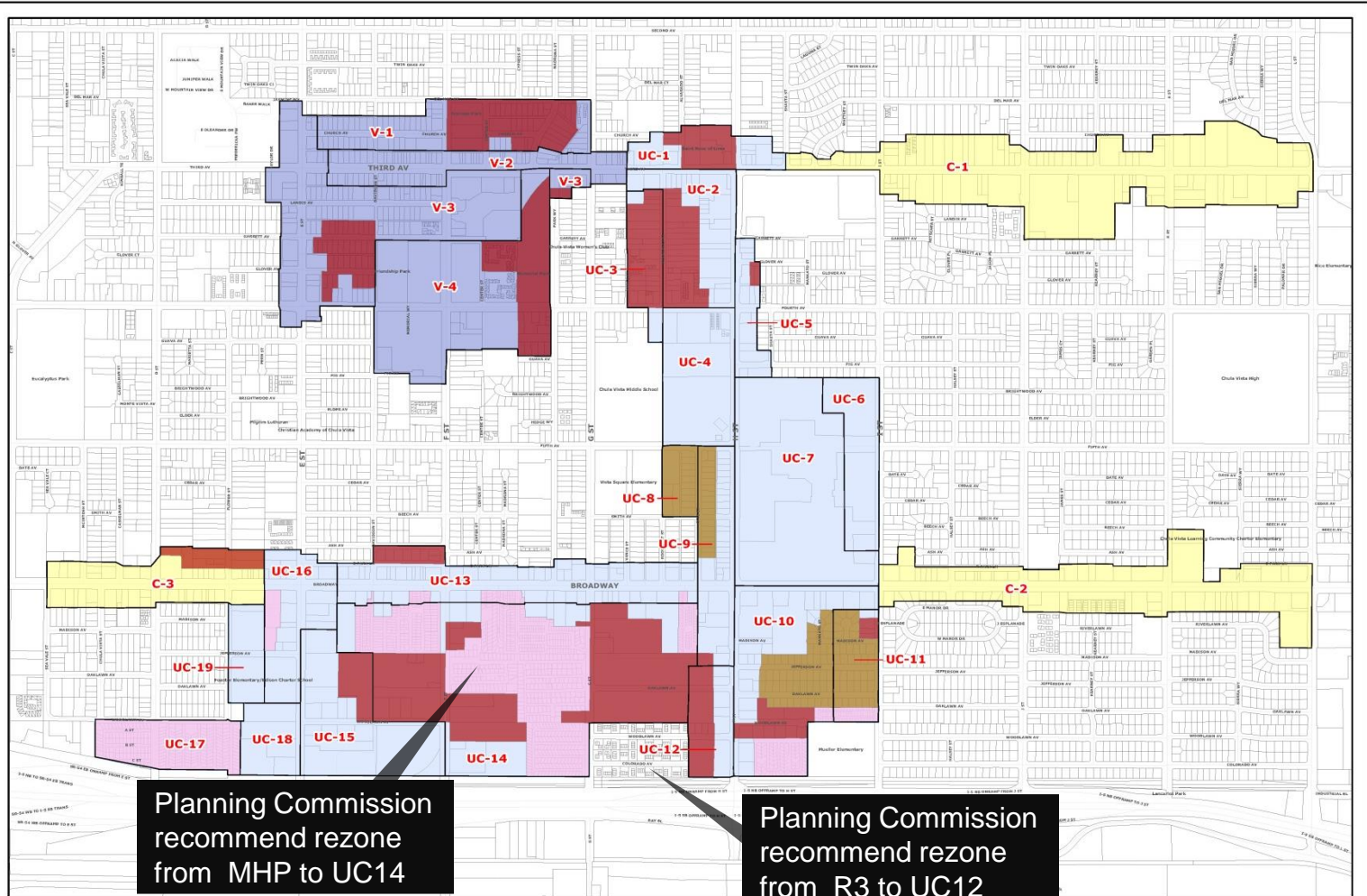
Development Services Department







**EXISTING
UCSP**



Planning Commission
recommend rezone
from MHP to UC14

Planning Commission
recommend rezone
from R3 to UC12



Chula Vista Urban Core
Specific Plan Subdistricts

Legend

-  Subdistrict
-  Subdistrict Name
-  V - Village District
-  UC - Urban Core District
-  C - Corridors District
-  Mobile Home Parks and Trailer Parks - Zoning Deferred
-  R-3 Areas - Not Rezoned
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Staff Recommendation

Council approve the Resolution and adopt Ordinances and UCSP document revisions for PCM-14-04.